

Prepared by:

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Prepared By and Return To:  
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09080067

2/23/09 1:46:10 SS  
BK 603 PG 346  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

ANDRE SIMMONS AND WIFE, \*VICTORIA SIMMONS  
GRANTOR (S) )

TO )

WARRANTY DEED

ROBERT MORGAN and KRISTEN MORGAN,  
GRANTEE (S)

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **ANDRE SIMMONS AND WIFE, \*VICTORIA SIMMONS**, hereinafter referred to as "Grantor", do hereby sell, convey and warrant unto **ROBERT MORGAN and KRISTEN MORGAN, AS JOINT TENANTS WITH FULL RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON**, hereinafter referred to as "Grantee" the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

**Lot 237, Section F, Phase , SOUTHERN TRACE SUBDIVISION as located in Section , Township South, Range West, DeSoto County, MS, as shown on plat of record in Plat Book 91, Pages 35, in the Office of the Chancery Clerk, DeSoto County, MS.**

**Property more commonly known as: 2690 GREENCLIFF DRIVE, SOUTHAVEN, MS 38671.**

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision, and health department regulations in effect in DeSoto County, Mississippi.

The warranty in this deed is further subject to Covenants and Restrictions as recorded in the Chancery Clerk of DeSoto County, MS.

The warranty in this deed is further subject to building lines, easements and restrictions as recorded in the Chancery Clerk of DeSoto County, MS in Book 91, Page 35.

2009 Taxes shall be pro-rated and possession is to be given with delivery of this deed.

**\*VICTORIA SIMMONS**, spouse of Grantor hereby conveys grant, sell, convey and confirm unto the party of the second part, and second part heirs and assigns, all right, claims and interest of every kind, character the spouse of Grantor may have or may hereafter acquire by virtue of the spouse of Grantor marriage, or otherwise; to the Grantor, including but not limited to homestead as provided by the laws of the state, to afore described real property, but the spouse of Grantor does not join in the covenants and warranties of this indenture.

SIMMONS TO MORGAN \* RE09-020

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WITNESS OUR SIGNATURES, this the 11<sup>TH</sup> day of February, 2009.

Andre Simmons  
ANDRE SIMMONS

Victoria Simmons  
VICTORIA SIMMONS

STATE OF Virginia  
COUNTY OF Loudan

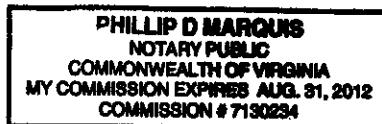
I, Phillip D Marcus, a Notary Public of the County and State first above written; do hereby certify that **ANDRE SIMMONS AND WIFE, VICTORIA SIMMONS**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 11<sup>TH</sup> day of February, 2009.

Phillip D Marcus  
Notary Public

My Commission Expires:

Aug 31, 2012



(SEAL)

Grantors Address:

43267 Sunderleigh Sq.  
Broadlands VA 20148  
Phone: 901-405-4518  
Phone: N/A

Grantees Address:

2690 GREENCLIFF DRIVE  
SOUTHAVEN, MS 38671  
Phone: 901-605-0823  
Phone: N/A